

# MEMORANDUM

## City of Beaverton

### Engineering Department

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**TO:** Hall Bergsma, Planning Services Manager, Community Development Department

**FROM:** David Winship, City Utilities Engineer, Engineering Department

**DATE:** February 18, 2005

**SUBJECT:** South Beaverton Islands Annexation (ANX 2005-0001)  
Potable Water Service to Annexed Areas and Vicinity

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This memorandum and attachments are intended as an exhibit to the referenced annexation Petition and Staff Report to the City Council. The action recommended in the Petition and Staff Report includes withdrawal of several parcels from the Tualatin Valley Water District. The withdrawal is interpreted by City staff to be generally consistent with the intent of the Intergovernmental Agreement (IGA) and referenced maps between the City and Tualatin Valley Water District (TVWD) dated April 17, 2002. The changes in water service areas of both entities with Annexation 2005-0001 were prompted by changes in land ownership and development tract configurations since the 2002 IGA was executed. In an effort to promote mutually efficient meter reading and water service operations and maintenance of potable water in the areas described in this exhibit, Engineering Department staff recommends referenced withdrawals from TVWD territory and in some cases additions to TVWD territory by waiving objections to annexation by TVWD of other adjacent areas to promote the same. This exhibit sets out in detail, by memorandum and map attachments, the changes in water service by the City and TVWD for review by the District in consideration of the importance of the relationship the City has with TVWD. This memorandum is also intended to clarify changes in water service that City staff have discussed directly with the District, which will require changes in customer accounts and water system operation and maintenance by each entity. The 2002 City/TVWD IGA allows for changes in legal boundaries of either entity with the consent of the second party.

The City has conducted water system master planning which adequately covers the areas to be withdrawn by this annexation and other areas identified for future City water service in the 2002 City/TVWD IGA. Areas that will be served by the City with this annexation action have been determined to be logical extensions of City water service which will receive potable water supply at standard water operating pressures, water quality consistent with other City water service areas

and water at sufficient flows for adequate fire protection to existing developed tracts and undeveloped tracts in the designated development land use zones.

This memorandum includes three attachments which detail the proposed changes to potable water service areas of the City and TVWD in map format. The legends in each map identify and label proposed areas of change in legal boundary and water service for the City and TVWD. Following are explanatory statements regarding each of the three attached maps:

**Attachment F-1 (map)**

- The area identified for annexation to the City is proposed for withdrawal from TVWD with water service to be provided by the City.

**Attachment F-2 (map)**

- The area identified for annexation to the City is proposed for withdrawal from TVWD with water service to be provided by the City.
- An abutting area to the annexation labeled on the map is to be withdrawn from TVWD in a separate action by the City, with water service to be provided by the City. In this area, subdivision development is underway and water service to the development is designed for connection and service from the City's water mains.
- The City waives its objection to annexation by TVWD of the subdivision known as Deer Creek (labeled on the map) until such time as the City eventually annexes the subdivisions platted as Deer Park Nos. 1 and 2 together with Satterberg Heights platted subdivision. In accordance with the terms of the referenced 2002 City/TVWD IGA, once these areas are annexed to the City, TVWD waives any objection it may have to the City withdrawing the areas from TVWD's legal boundary and its service area and that the City will become the water service provider. These actions are noted on the map with appropriate labeling and text explanations.

**Attachment F-3 (map)**

- The area identified for annexation to the City is proposed for withdrawal from TVWD with water service to be provided by the City.
- Two abutting areas to the annexation as labeled on the map are to be withdrawn from TVWD in a separate action by the City with water service to be provided by the City.
- The City waives its objection to annexation by TVWD of the labeled area on the map currently served by the City on 103<sup>rd</sup> Avenue south of Denney Road. Water service is to be provided by TVWD.



## Attachment F-2



